

**MINUTES OF THE  
AUBURN CITY HISTORIC DESIGN REVIEW AND  
PLANNING COMMISSION MEETING  
MARCH 18, 2008**

The joint session of the Auburn City Historic Design Review and Planning Commission was called to order on March 18, 2008 at 6:01 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Spokely, Thompson, Worthington, Briggs,  
Elder, Kidd, Merz, Chrm. Smith

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Wilfred Wong, Community Development  
Director; Matt Fremont, Associate Planner;  
Lance E. Lowe, Associate Planner; Sue Fraizer,  
Administrative Assistant

**ITEM I: CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**ITEM II: APPROVAL OF MINUTES**

The minutes of the February 19, 2008 and March 4, 2008 Historic Design Review meetings were approved as submitted.

The minutes of the February 19, 2008 and March 4, 2008 Planning Commission meetings were approved as submitted.

**ITEM III: PUBLIC COMMENT**

None.

**ITEM IV: PUBLIC HEARING ITEMS**

**A. Historic Design Review - 802 Lincoln Way (Full Belly Deli) - File HDR 07-38.** The applicant requests Historic Design Review approval for one ±12 square foot wall sign and window signage for Full Belly Deli located at 802 Lincoln Way.

Comm. Briggs excused herself from this item and the following item (HDR 08-9) and left the meeting due to their location within 500 feet of her business.

Planner Lowe gave the staff report. He provided the details of the wall sign and painted window sign including size, colors and materials. A Condition of Approval has been included requiring that the wall sign

be reduced in size to comply with the City's size standards. An additional Condition of Approval requires the torn awning to be replaced within 30 days of Historic Design Review Approval. It is staff's opinion that the proposed signage improvements will enhance the building facade. Staff is in support of the applicant's proposal subject to the sign being reduced in size thereby complying with the maximum size limitations.

Comm. Worthington mentioned that she has not seen pink before in the Historic District, and asked how staff determined that the color fits within the Historic Design Guidelines.

Planner Lowe replied that the Historic Design Guidelines speak to color and mentions earth tones with brighter accent colors. Although the City does not have a color palette, there are general parameters for colors.

Comm. Worthington asked for clarification about the two signs, which Planner Lowe provided.

Comm. Worthington asked why the two signs do not match each other.

Planner Lowe stated that he believes that the window sign is meant for foot traffic, and the wall sign above the business is meant for driving traffic.

Comm. Worthington expressed her feeling that the two signs should match each other.

The public hearing was opened. There were no comments from the audience. The public hearing was closed.

Comm. Merz stated that he thinks the signs are both attractive.

Comm. Spokely stated that he sees the pink as the accent color which fits within the guidelines.

Comm. Kidd said that if the signs and colors fall within the guidelines, personal preference should not be a consideration.

Comm. Worthington pointed out that the signs are different colors with different fonts.

The Commissioners discussed the two signs.

Comm. Thompson **MOVED** to:

Adopt HDRC Resolution No. 08-11 as presented, approving one (1) business sign and window painting as illustrated in Exhibits B - D.

Comm. Kidd **SECONDED**.

AYES: Merz, Spokely, Thompson, Elder, Kidd, Chrm. Smith  
NOES: Worthington  
ABSTAIN: Briggs  
ABSENT: None

The motion was approved.

**B. Historic Design Review - 895 Lincoln Way (Me Gusta Baby) - File HDR 08-9.** The applicant requests Historic Design Review approval for one 10 square foot wall sign for Me Gusta Baby located at 895 Lincoln Way.

Planner Fremont gave the staff report. He provided the details of the proposed sign, including colors, materials, size and location. Staff has reviewed the selection of sign materials and colors and considers them to be consistent with the intent of the Design Guidelines and appropriate for the Downtown area.

Comm. Elder asked if this is a new business.

Planner Fremont replied that it is.

The public hearing was opened. There were no comments from the audience. The public hearing was closed.

Comm. Spokely **MOVED** to:

Adopt Resolution No. 08-12 as presented, approving one 10 square foot wall sign for Me Gusta Baby located at 895 Lincoln Way.

Comm. Kidd **SECONDED**.

AYES: Merz, Spokely, Thompson, Worthington, Elder, Kidd, Chrm. Smith  
NOES: None  
ABSTAIN: Briggs  
ABSENT: None

The motion was approved.

**C. Historic Design Review and Variance - 985 Lincoln Way (State Theatre Marquis) - File HDR 08-5; VA 08-**

**2.** The applicant requests approval of a Historic Design Review permit as well as approval of a Variance application for the installation/replacement of the State Theatre marquee and vertical "State" sign, which will be 11'6" wide by 25'4" high. The applicant proposes to install the historic marquee and vertical "State" sign onto the exterior of the State Theatre building located at 985 Lincoln Way.

Planner Fremont gave the staff report. The applicant obtained previous approval for several facade improvements. Planner Fremont gave a history of the building. He reviewed details of the proposed neon sign and marquee sign, including colors, size, materials and location. The applicant is requesting approval of a variance in order to allow the 32'0" wide x 11' 0" high marquee sign as well as the 25'4" high x 11'6" wide vertical "State" sign. It is staff's opinion that special circumstances are applicable to the subject property as this is a historic restoration project. The new marquee sign shall contain advertisement relating to the State Theatre functions only. Staff is in support of the request for a Historic Design Review permit as well as the variance.

Comm. Briggs asked why the applicant chose art deco rather than a historic look.

Planner Fremont replied that this is in keeping with other restored theatres. The applicant can provide more detail.

Comm. Worthington asked if the building will be used for performing arts or a movie theatre.

Planner Fremont replied that he believes it will be used as a performing arts theatre. The other businesses at this location will remain in the building.

Comm. Worthington asked about the possibility of naming the theater "Auburn" instead of "State".

Director Wong replied that it has always been the State Theatre.

Comm. Spokely asked if the Cal Trans right of way is at back of curb.

Bernie Schroeder, Engineering Division Manager for the City of Auburn stated that the right of way is not yet determined. At this time, they believe it is at the face of the building.

The public hearing was opened.

Kevin O'Dell, 230 Goldcrest Court, Newcastle stated that he is attending the meeting in place of Paul Ogden who was unable to attend. He, the architect and the contractor are available for questions.

Comm. Merz asked if the theatre size will be adequate for the type of use they are proposing.

Mr. O'Dell replied that they are planning for 600 to 700 seats, depending on the amount of money they raise.

Comm. Merz expressed his concern about approving the project if it won't accommodate all of the needs of Auburn.

Comm. Elder asked why they are using 1936 or 1937 as the period to replicate the sign.

Richard Wyatt, architect for the project provided the history of the sign. The State theatre is the 36th State theatre in California. The plans drawn by QRS in 1937 were located in the City archives and are being used for the sign.

Mr. O'Dell said that they want to bring the building back to its most celebrated time.

Comm. Worthington asked how neon will enhance the sign.

Nathan Buchaklian of Young Electric Sign Company who designed the sign said that his company has been creating these types of displays for over 80 years. He showed the Commission an evening rendering of the proposed new sign. The neon sign would greatly enhance the building.

Chrm. Smith asked what the maximum capacity will be once they receive the needed funding.

Mr. O'Dell replied that they expect the maximum capacity to be about 900 people.

Comm. Worthington asked if the painted mural in the interior courtyard has any historical significance.

Mr. O'Dell said he believes it does, but he has not yet studied it. They plan to retain the mural.

The public hearing was closed.

The Commissioners discussed the signs. All of the Commissioners had positive comments.

Comm. Elder **MOVED** to:

Adopt HDRC Resolution No. 08-09 as presented, approving the installation/replacement of the State Theatre marquee onto the exterior of the State Theatre building located at 985 Lincoln Way.

Comm. Worthington **SECONDED**.

AYES: Merz, Spokely, Thompson, Worthington, Briggs, Elder,  
Kidd, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

Comm. Worthington **MOVED** to:

Adopt Planning Commission Resolution No. 08-09 as presented, approving the installation/replacement of the State Theatre marquee onto the exterior of the State Theatre building located at 985 Lincoln Way.

Comm. Spokely **SECONDED**.

AYES: Merz, Spokely, Thompson, Worthington, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**D. Design Review & Tree Permit - 188 E. Placer Street (Blackmun Duplexes) - File DRP 06-5 & TP 06-8.** The applicant requests Design Review for the construction of two ±2,050 square foot duplexes totaling 4 units with associated parking and landscaping. A Tree Permit is required for the removal of six native trees.

Planner Lowe gave the staff report. He provided the details of the proposed project, including access and improvements, grading and retaining walls, drainage, services, parking, lighting, and architectural plans. He also reviewed the findings of the arborists report and other

details of the Tree Permit. Two materials sample boards have been included at this meeting.

Conditions of Approval have been imposed to address additional requirements by the Community Development Department. With the additional Conditions of Approval, staff is in support of the applicant's request.

Comm. Worthington stated that within the last two years oak trees were removed from this property. She asked if permits were obtained for removal of those trees.

Planner Lowe replied that he did not find permits for the removal of the trees.

Comm. Worthington asked if mitigation for the tree removal can be included in this tree permit request.

Planner Lowe replied that there are a number of exemptions for tree removal on a single family dwelling property, so he is unsure if it can be included.

Comm. Worthington asked about the perpendicular sidewalk connection.

Planner Lowe replied that this sidewalk is not required because there will be access from two driveways.

Comm. Worthington asked why none of the parking spaces are labeled as handicapped.

Planner Lowe replied that it is not required by code.

Comm. Worthington asked if chain link fencing is considered good neighbor fencing.

Planner Lowe replied that Condition #6 chain link with slats will be prohibited.

Comm. Worthington asked about the condition which addresses the rock wall surface of the retaining wall.

Planner Lowe replied that this is addressed in Condition #13.

Comm. Spokely asked about the screen fencing that is depicted on the plans.

Planner Lowe replied that Condition #6 will supersede the screen fencing.

Comm. Merz asked if there are conditions addressing the cosmetic improvements that staff would like to see.

Planner Lowe replied that there are not specific conditions for cosmetic improvements, however conditions can be added.

Chrm. Smith referred to the letter staff received about police calls to this area. He asked if staff followed up on this.

Planner Lowe replied that he did follow up with the Auburn Police Department and there are a number of calls on this street.

The public hearing was opened.

The applicant, Carter Blackmun from Colfax spoke about the retaining wall. He stated that the retaining wall on the east side will be made of natural stone. He provided a sample to the Commission. He reviewed the improvements that are planned for the property. He also said that he obtained the required permits for the two oak trees that were previously removed. He mentioned a tree listed in the arborist' report and stated that he would rather remove the tree and mitigate it.

Comm. Worthington expressed concern about the affect to the critical root zone of two trees.

Mr. Blackmun stated that he also has been concerned about that, although the trees will not be on his property.

Planner Lowe referred to the arborist's recommendation to preserve those trees.

There was discussion about these trees. The Commission encouraged the applicant to protect the trees, and if they cannot be saved the applicant may mitigate the trees.

Comm. Spokely expressed concern about the construction of the stacked stone wall so close to the edge of the west property line because of the considerable width of the wall.

Paul Jennings, the project engineer, explained that the position of the walls may be moved a little farther from the property line. He has more to do to make it work.

Carol Howlett of 165 Calvert Court in Ukiah, stated that the home next door to this project was originally purchased by her parents. She is now in charge of the home. She has had many conversations with Mr. Blackmun, and is in favor of the project.



Comm. Worthington **MOVED** to:

Adopt Planning Commission Resolution No. 08-6 for the Blackmun Duplexes (Files # DRP 06-5; & TP 06-8) as presented, which includes the following actions.

1. Adoption of a Categorical Exemption, prepared for the Design Review and Tree Permit (Files # DRP 06-5 & TP 06-8) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of "Findings of Fact" for approval of the Design Review and Tree Permit as presented in the Staff Report; and,
3. Approval of the Design Review and Tree Permit in accordance with the "Conditions of Approval" as presented in the Staff Report.

Comm. Thompson **SECONDED**.

AYES: Merz, Spokely, Thompson, Worthington, Chrm. Smith  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
The Second Unit ordinance will be reviewed at the next meeting. The Council will also consider implementation of a Hillside Ordinance.
- B. Future Planning Commission Meetings  
There may be a meeting on April 1, 2008.
- C. Future Historic Design Review Commission Meetings  
A meeting is planned for April 1, 2008.

**ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

None.

**ITEM IX:                   ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant